

PLOT PLAN

A PLOT PLAN IS A BIRD'S EYE VIEW OF THE ENTIRE PROPERTY. THIS PLAN IS REQUIRED WHEN CONSTRUCTING A NEW BUILDING, ADDING A ROOF AREA TO AN EXISTING BUILDING OR ENCLOSING ANY SPACE UNDER AN EXISTING ROOF. A PLOT PLAN IS ALSO REQUIRED FOR INTERIOR WORK TO A STRUCTURE (RESIDENCE). THE PLOT PLAN MUST SHOW THE LOCATION AND DIMENSIONS OF ALL OF THE PROPERTY LINES, EASEMENTS, ADJACENT STREETS AND ALLEYS AND ALL PROPOSED AND EXISTING BUILDINGS. IN ADDITION, THE PLOT PLAN MUST INDICATE THE DISTANCE BETWEEN BUILDINGS ON THE PROPERTY AND THE DISTANCE FROM EACH BUILDING TO THE PROPERTY LINE. THE SQUARE FOOTAGE OF ALL NEW AND EXISTING BUILDINGS, ALSO ROOF PATIOS, GARAGES AND CARPORTS SHOULD BE SHOWN. THE LOCATION OF THE SEPTIC SYSTEM OR SEWER CONNECTION, ALL WATER, GAS AND ELECTRIC SERVICES LINES SHOULD BE INCLUDED. INCLUDE THE ELECTRICAL PANEL RATING AND GAS OR WATER PIPE SIZE IF THESE UTILITIES ARE TO SUPPORT THE NEW CONSTRUCTION.

SAMPLE PLOT PLAN

LEGAL DESCRIPTION

OWNER'S NAME _____

PROJECT ADDRESS _____

PROJECT DIScription _____

ZONING _____ SECTION _____ T. _____, R. _____

OVERLAY ZONES _____

LOT COVERAGE CALCULATIONS

EXISTING DWELLING = _____ ☒

ADDITIONS = _____ ☒

ACCESSORY STRUCTURES = _____ ☒

GARAGE/CARPORT = _____ ☒

DRIVEWAY/VEHICULAR USE AREA = _____ ☒

TOTAL LOT COVERAGE = _____ ☒

LOT AREA (LOT SIZE) = _____ ☒

TOTAL LOT COVERAGE ÷ BY LOT AREA = _____ %

BUILDING ELEVATIONS

BUILDING HEIGHT NORTH SIDE = _____

BUILDING HEIGHT SOUTH SIDE = _____

BUILDING HEIGHT WEST SIDE = _____

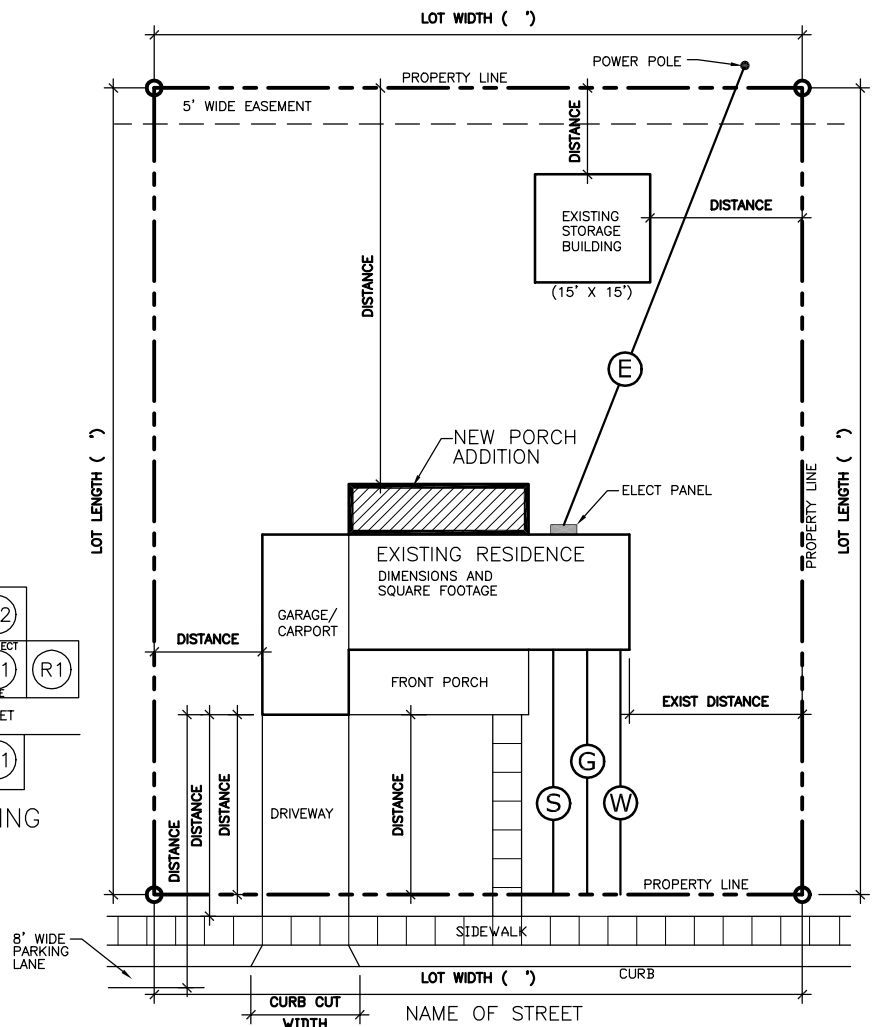
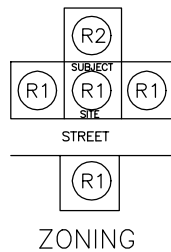
BUILDING HEIGHT EAST SIDE = _____

DENSITY CALCULATIONS

LOT AREA ☒ ÷ 43,560 ☒ = _____ ACRES

_____ ACRES X _____ UNITS PER ACRE = _____ UNITS ALLOWED

UNITS PROPOSED _____



PLOT PLAN

2006 IRC

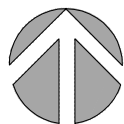
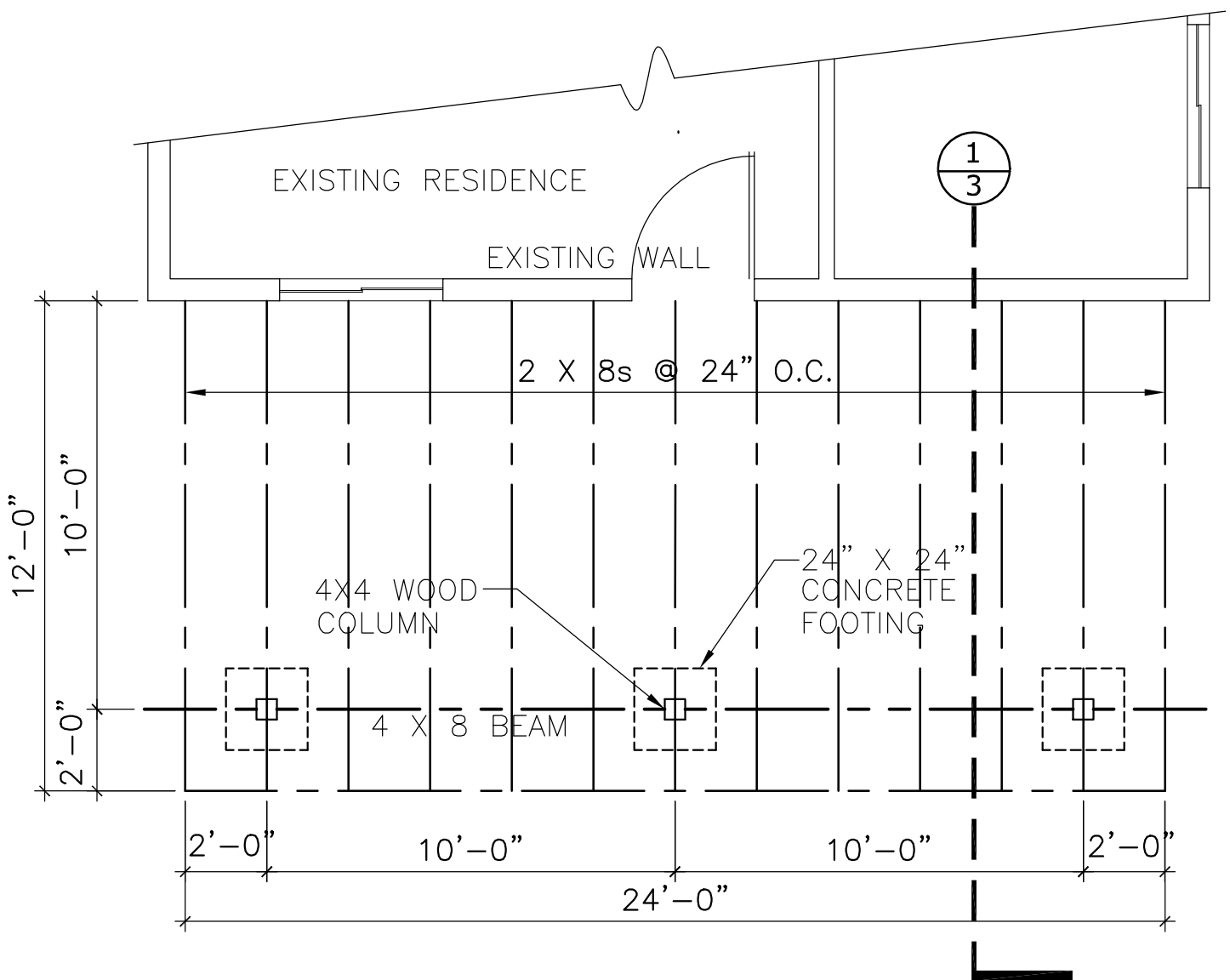
SCALE: 1" = ___'-___"

NOTE: THIS PLOT PLAN DRAWINGS IS A SAMPLE ONLY AND MAY NOT INCLUDE ALL CODE REQUIREMENTS FOR YOUR PROJECT.

ALL CONSTRUCTION TO COMPLY WITH 2006 IRC

BASIC PORCH FRAMING DETAIL

1. ALL RAFTERS TO BE 2X8s @ 24" O.C.
2. ALL BEAMS TO BE 4X8s
3. NEW RAFTERS TO BEAR ATOP EXISTING WALL OR BE HUNG FROM A SURFACE ATTACHED LEDGER, REFERENCE DETAIL OPTION 2/3
4. ALL COLUMNS TO BE 4x4S
5. SHOW ALL ELECTRICAL DEVICES AND CIRCUITRY
6. IF THIS DESIGN IS USED TO OBTAIN A PERMIT, THE DESIGN MAY NOT BE CHANGED IN THE FIELD
7. FASCIA TO MATCH RAFTER SIZE

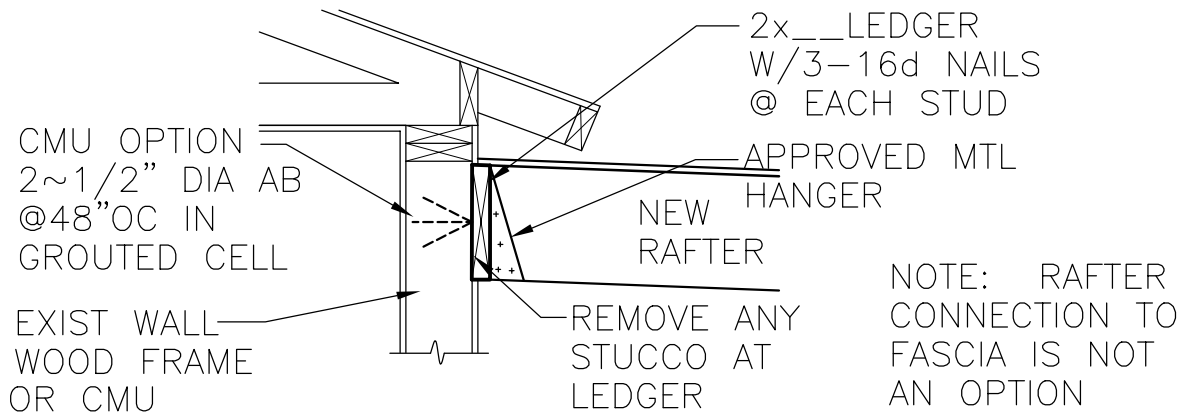


ROOF FRAMING PLAN

SAMPLE ONLY

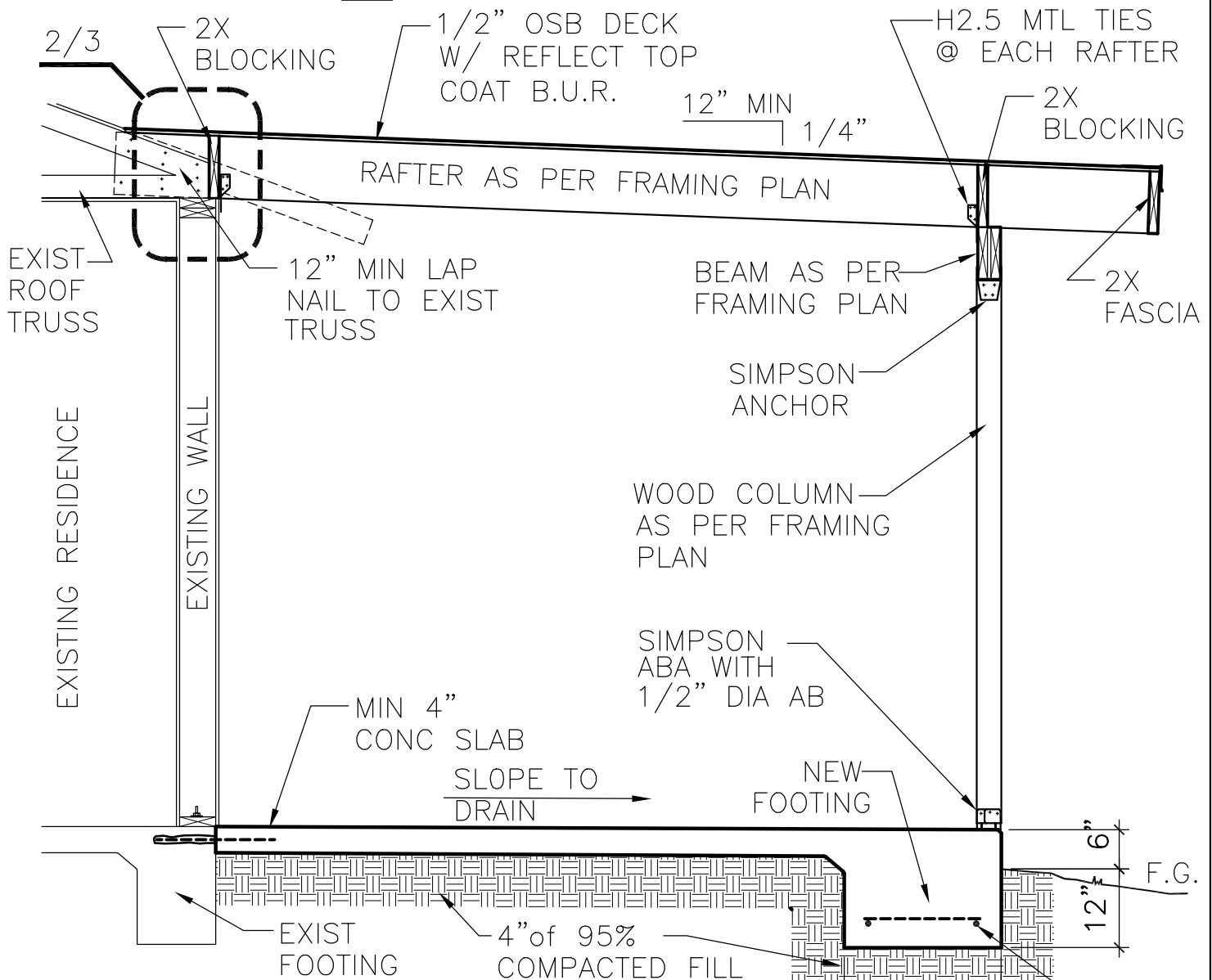
SCALE: 1/4" = 1'-0"

COVERED PORCH SECTION



2 OPTIONAL DETAIL

SCALE: 3/4" = 1'-0"



1 PORCH SECTION

2006 IRC SCALE: 1/2" = 1'-0"